

Minutes



Planning and Zoning Commission Regular Session

Council Chamber
101 W. Abram St.

**October 20, 2010
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on October 20, 2010, at 5:30 p.m. in the Council Chamber at City Hall, 101 West Abram Street, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

Victor Vandergriff	*	Chair
Maurice Barksdale	*	
Jeff Pokrifcsak	*	
Andrew Piel	*	
Brandon Hill	*	Commissioners
Charla Hawkes Vinyard	*	
Suzanne Key	*	
Michael Forbes	*	
Kevin McGlaun	*	
Jim Parajon	*	Director, Community Development and Planning
Maria Carbajal	*	Gas Well Coordinator
Gincy Thoppil	*	Interim Planning Manager, Community Development and Planning
Kathy Zibilich	*	Assistant City Attorney

- I. Call to Order at 5:34 p.m.
- II. Pledge was led by Commissioner Piel
- III. Minutes of the September 22, 2010, and September 29, 2010, Special Work Session on Gas Well Issues; and the October 6, 2010, Planning and Zoning Regular Session were approved with a correction.
- IV. PUBLIC HEARING FOR ZONING CASES
 - A. CONTINUED (from 10-6-10) Zoning Case ZA10-11 (South Davis Drive Conservation District - 204, 206, 210, 300, 404, 406, 408, 410, 412, and 418 South Davis Drive)

Application to adopt a Conservation District overlay zoning district on approximately 4.23 acres zoned "R" (Single-family residential with a minimum lot size of 7,200 square feet); 204, 206, 210, 300, 404, 406, 408, 410, 412, and 418 South Davis Drive generally located south of West Abram Street and west of South Davis Drive

Justin French, Planning Project Manager I, presented this case.

Present to speak in support of this case was Anna Pettit, 410 South Davis Drive. She stated that they have ten out of the ten signatures agreeing to the overlay.

Present to go on record in support of this case was Merry Sarles, 408 South Davis Drive; Elena Cogdell, 1325 Barnes Drive; Sharron and Richard Merrill, 1301 Killian Drive.

Jeff Pokrifcsak made a motion to approve Zoning Case ZA10-11. Seconded by Brandon Hill, the motion carried with the following vote:

AYES: Victor Vandergriff, Maurice Barksdale, Andrew Piel, Brandon Hill, Jeff Pokrifcsak, Suzanne Key, Michael Forbes, and Kevin McGlaun

NAYS: None

ABSTAIN: Charla Hawkes Vinyard

APPROVED

B. Zoning Case ZA10-9
(Monroe Townhouses – 800 West Abram Street)

Application to change the zoning on approximately 0.983 acres from “DN-O” (Downtown Neighborhood Overlay – Office) and “DN-MF22” (Downtown Neighborhood Overlay – Multi-family residential) to “DN-TH” (Downtown Neighborhood Overlay – Townhouse)

Justin French, Planning Project Manager I, presented this case.

Present to speak in support of this case was Donna Van Ness, President, Tarrant County Housing Partnership, 603 West Magnolia Avenue, Suite 207, Fort Worth.

Present to go on record in support of this case was Cliff Mycoskie and Jacob Sumpter, MMA, Inc., 200 East Abram Street.

Present to speak in opposition to this case was Donna Holley, The Trellis Spa and Salon, 804 West Abram Street. She stated that the property values will sharply decrease and those who have businesses around this area will feel the effects. She mentioned that they work many hours a day at their businesses and these half million dollar properties are their livelihood. She said that this project will instantly devalue their properties, put their safety in danger, and create another row of apartments that will slowly deteriorate and tarnish the historical area that many in Arlington have ties to. She stated that they are in support of the revitalization of downtown. She mentioned that with their proximity to UTA, they already assume a certain amount of risk with students renting apartments in the area. She said that they have all experienced vandalism or theft on their properties and this is more prevalent in areas where there are multi-family developments. She stated that they already have 76% of the residents in this area classified as lower income. She mentioned that they simply want to preserve and protect what they have poured their lives into.

Also present to speak in opposition to this case was Burt Grant, 808 West Abram Street. He stated that when he purchased the property in 1976 and got his zoning, the City's concern was that they maintain the old neighborhood look. He mentioned that he is disappointed that the City does not still want to maintain the atmosphere. He said that here are already

apartment complexes there. He stated that he sees the City trying to revitalize downtown, then to come in and add more multi-family.

Also present to speak in opposition to this case was Robert Nursey, 721 UTA Boulevard. He stated that he is opposed because Monroe Street is a narrow street canopied by trees and he does not feel that townhomes fit the downtown there. He mentioned that of great concern is that they have don't have enough parking, so they will park on Abram Street or Monroe Street. He said that these will start off as owner-occupied and everyone knows where that will end up. He stated that their maximum value is the day they are sold and they will depreciate in value after that. He mentioned that only part of that lot is zoned for multi-family and the Abram Street frontage is zoned for office, which is what the City designated five years ago.

Also present to speak in opposition to this case was Martha Meek, 112 West Lavender Lane. She stated that her two brothers and she own the Upstairs Gallery at 1038 West Abram Street. She mentioned that they are proud of downtown and Abram Street. She said that she didn't see any drawings presented of how the building will look from Abram Street, but she feels it should at least take on the look of that neighborhood and she would like for the Commission to reconsider the use of this property.

Present to go on record in opposition to this case was Dolores Nursey, 721 UTA Boulevard; Linda Elsenbaumer, 2325 Stone Bridge Drive (801 UTA Boulevard); Jaleane Reddell, 806 West Abram Street; J.T. Martin, 301 Summit Avenue.

Rebuttal: Ms. Van Ness stated that the Leland study indicated that for the revitalization of downtown, there should be 600 to 1,000 quality housing units over the next ten years. She mentioned that the housing creates an environment of people and opportunity which would then bring in commercial development. She said that they are proposing to widen Monroe Street just to the edge of their property and they have no intention of removing any of the canopy trees. She stated that since this is a green project, they will be removing a minimum of trees. She mentioned that even if the units do become rentals after the five-year period, it will still be governed by the HOA for the life of the property and they will be required to maintain the landscaping and beautification of the buildings. She said that she believes, evidenced by other projects they have created, that their developments increase property values. She stated that she could share the data bases of the individuals they provide housing for which consists of City employees and others who have great credit scores because that is required.

Mr. Nursey asked if there had to be a sign posted on the property when there is a zoning change. Chair Vandergriff noted that if there was no posting sign, they would have to continue the case. Mr. Parajon stated that he would recommend continuing this case, so there would be no concern about the posting of the property. He mentioned that this would give them time to make sure of the posting and that there are signs on all the frontages of the property.

Commissioner Vinyard stated that Mr. Nursey commented that the property along Abram has a different zoning and asked if that is correct. Mr. Parajon answered that the property is split-zoned with the front of the property being DN-O and the back DN-MF22. He stated that the request is to change the zoning on the entire property to DN-TH, which is a townhome zoning classification. He mentioned that this request is consistent with the Downtown Master Plan.

Chair Vandergriff asked for a motion to continue this case to the next public hearing.

Jeff Pokrifcsak made a motion to continue Zoning Case ZA10-9 to the November 10, 2010, meeting. Seconded by Michael Forbes, the motion carried with a vote of 9-0-0.

CONTINUED to the November 10, 2010 Meeting

C. Zoning Case SUP10-21
(East Arkansas Lane Compressor Station Number 2 – 3351 East Arkansas Lane)

Application for approval of a Specific Use Permit for High Impact Use on approximately 12.7 acres zoned "IM" (Industrial Manufacturing)

Kevin Charles, Landscape Administrator, presented this case.

Present to go on record in support of this case was Carlo Silvestri, Wier & Associates, 701 Highlander Boulevard; Brett Wiggs and Andy Unverzagt, 8226 Douglas Suite 523, Dallas.

Present to speak in opposition to this case was Kim Feil, 409 Elm Street. She stated that she would advise a moratorium on compressor stations at least until there is a City ordinance for this. She mentioned that Dr. Sattler has testified previously regarding the air quality studies done by UTA. She said she asked numerous questions regarding the safety of compressor stations.

Present at the work session to go on record in opposition to this case was Melanie Sattler, 2914 Mistletoe Court, Pantego.

Michael Forbes made a motion to approve Zoning Case SUP10-21. Seconded by Jeff Pokrifcsak, the motion carried with the following vote

AYES: Victor Vandergriff, Maurice Barksdale, Brandon Hill, Jeff Pokrifcsak, Charla Hawkes Vinyard, Suzanne Key, Michael Forbes, and Kevin McGlaun

NAYS: None

ABSTAIN: Andrew Piel

APPROVED 8-0-1

D. Zoning Case SUP09-19R1
(Vantage Lenox Drill Site – 6207, 6221, and 6225 West Poly Webb Road)

Application for approval of a revision to a Specific Use Permit for gas drilling on approximately 6.958 acres zoned "R" (Single-family residential with minimum lot size of 7,200 square feet)

Douglas Cooper, Graduate Planner, presented this case.

Present to speak in support of this case was Cliff Mycoskie, MMA, Inc., 200 East Abram Street.

Present to go on record in support of this case was Barry Osborne, Vantage Energy, 4253 Hunt Drive, Carrollton; Aric Head, Peloton Land Solution, 5751 Kroger Drive Suite 185, Keller; and Jacob Sumpter, MMA, Inc., 200 East Abram Street.

Jeff Pokrifcsak made a motion to approve Zoning Case SUP09-19R1.
Seconded by Maurice Barksdale, the motion carried with the following vote:

AYES: Victor Vandergriff, Maurice Barksdale, Andrew Piel, Jeff Pokrifcsak, Charla Hawkes Vinyard, Michael Forbes, and Kevin McGlaun

NAYS: Suzanne Key

ABSTAIN: Brandon Hill

APPROVED 7-1-1

Being no other business to come before the Commission, Chair Vandergriff adjourned the meeting at 6:41 p.m.

ATTEST:

Chair

Secretary to the Commission
APPROVED this 10th day of November 2010